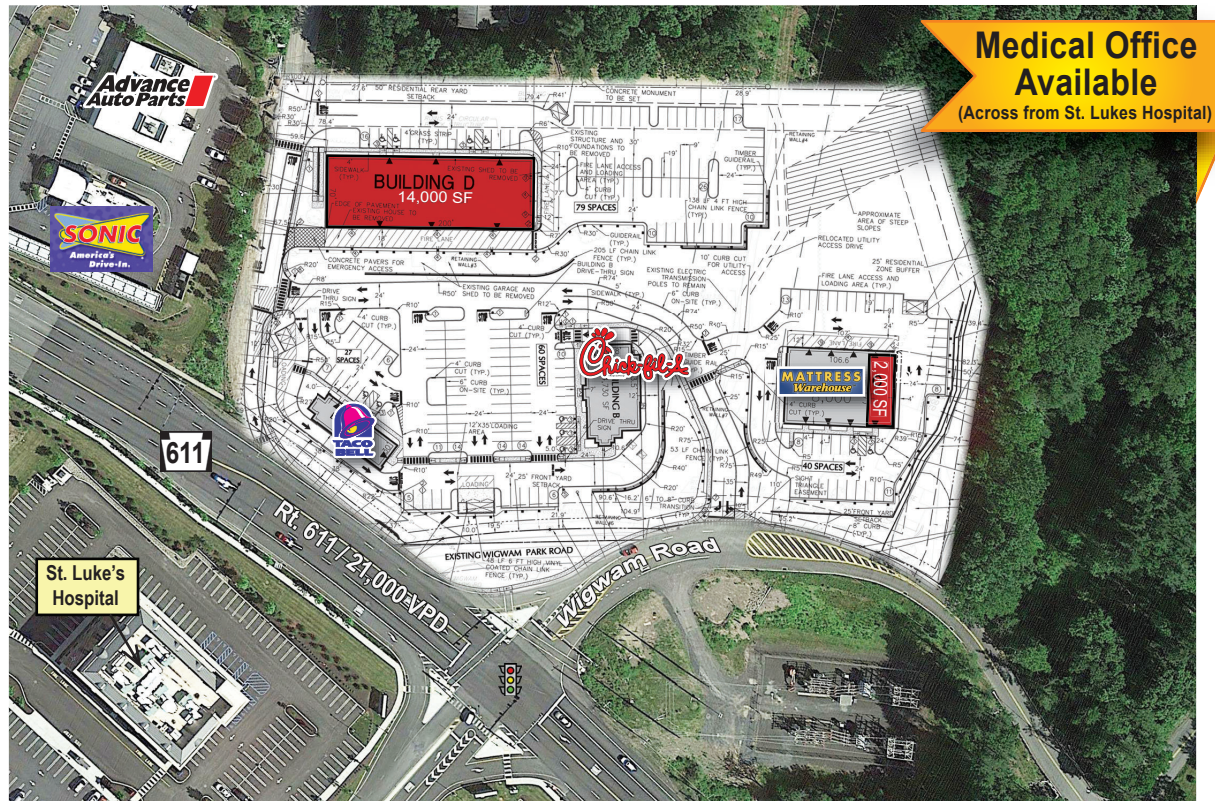


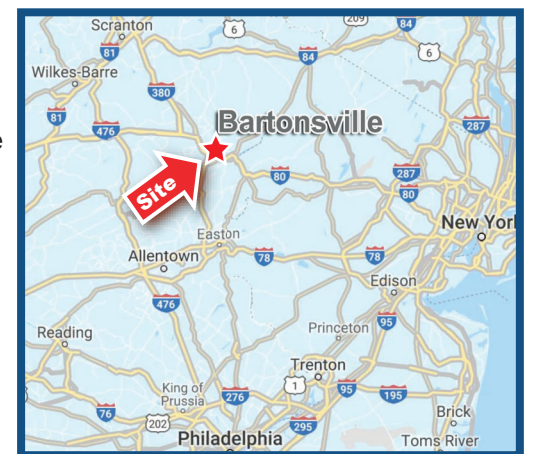
Monroe County | Pennsylvania
PLAZA 611 SHOPPING CENTER
 Route 611 & Wigwam Road | Bartonsville



Medical Office Available
 (Across from St. Lukes Hospital)

PROPERTY HIGHLIGHTS

- New development with up to 14,000 SF free standing space available - ideal for medical office use
- Located in the retail hub of Bartonsville - across from the new St. Luke's Hospital
- Situated at the signalized intersection of Route 611 and Wigwam Road across from St. Luke's Hospital
- Nearby retailers include Lowe's, Kohl's, Dick's Sporting Goods and Giant Supermarket
- 20,000 VPD on Route 611
- Join Taco Bell, Chick-fil-A and Mattress Warehouse
- Ideal for medical office, restaurant, bank, pharmacy and many other retail/office uses



CONTACTS:
James DePetris
 jdepetris@lpre.com
 610-941-4034 Ext. 108

Maria Rita Aristone
 maristone@lpre.com
 856-231-1010 Ext. 202



DEMOGRAPHICS (*)

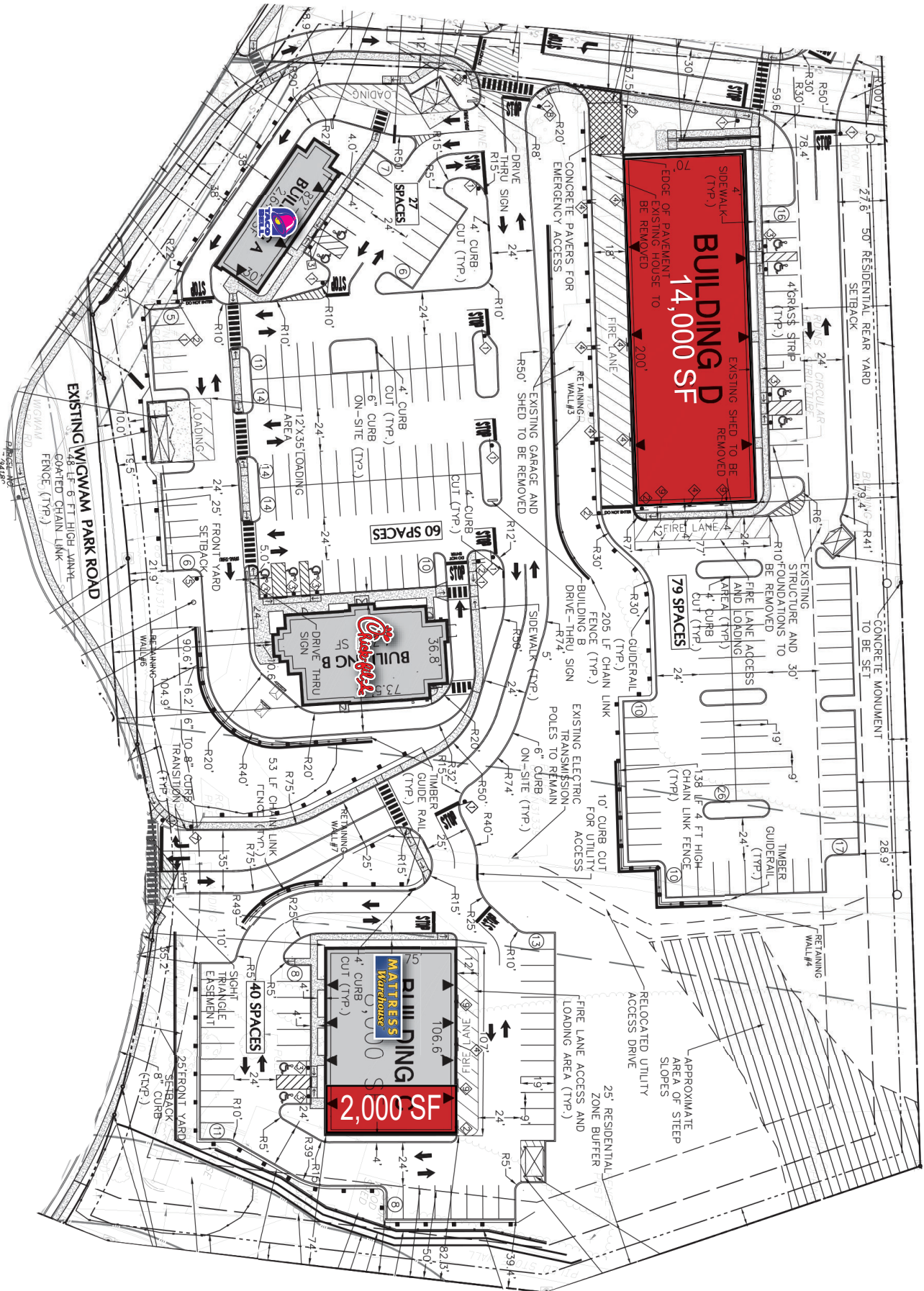
	1 Mile	3 Miles	5 Miles
Population	1,620	17,247	48,647
Households	585	6,207	17,388
Average HH Income	\$105,562	\$79,373	\$73,899
Number of Employees	1,075	5,605	21,563

* Data Source: AGS™

T: 610-941-4034 | F: 610-941-4038 | LPRE.COM
 580 W. Germantown Pike • Suite 103 • Plymouth Meeting, PA 19462

LEGEND PROPERTIES, INC.

Monroe County | Pennsylvania
Plaza 611 Shopping Center
 Route 611 & Wigwam Road



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Route 611 RETAIL CORRIDOR AERIAL
STROUD TOWNSHIP | MONROE COUNTY, PENNSYLVANIA

Easy access from
Mt. Pocono trade area
via I-80 East

Easy access from
Wind Gap trade area
via Route 33 North

Easy access from Stroudsburg
East Stroudsburg, Marshall
Creek & Delaware
Water Gap via I-80 West

GIANT
Red Lobster
DOLLAR TREE

KOHL'S **LOWE'S**
RED ROBIN **chili's** **LONGHORN**

BARTONSVILLE PLAZA
MATTRESS FIRM
Great Clips for hair **SONIC**
verizon Advance Auto Parts
Moe's **DUNKIN' DONUTS**

COMING SOON
Plaza 611 SC
Chick-fil-A **MATTRESS Warehouse** TACO BELL

TARGET
Bj's **THE HOME DEPOT**
Pier 1 Imports **TJ-MAXX** **PARTY CITY**
PET SUPPLIES "PLUS"

BARTONSVILLE SQUARE
DICK'S SPORTING GOODS **ULTA** Lehigh Valley Health Network
KAY JEWELERS Hampton Inn Vitamin Shoppe
PET VALU LA TOLTECA

SHOPPES AT STROUD
BED BATH & BEYOND **BEST BUY**
Michaels **OLD NAVY**
PETSMART
Panera Olive Garden

Stroud Mall
Sears **JCPenney**
CINEMARK THE BON-TON

A.C. MOORE
Raymour & Flanigan FURNITURE
DOLLAR TREE

weis
MIDAS

Wayne Bank
TEXAS ROADHOUSE
BURGER KING

DUNKIN' DONUTS
McDonald's

Pizza Hut **Wendy's** **POPEYES**

LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE

